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# TURNER STATION



## COMMUNITY CONSERVATION PLAN

ADOPTED BY THE  
BALTIMORE COUNTY COUNCIL ON  
DECEMBER 15, 2003

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## Table of Contents

Introduction/Chronology of Planning Efforts .....	1
Neighborhood Profile .....	4
History of Turner Station .....	10
Issues and Recommendations	
Heritage Preservation and Revitalization .....	14
Housing and Community Development .....	19
Infrastructure and Traffic .....	24
Community Services .....	32
Natural Environment .....	36
Public Safety and Code Enforcement .....	40
Recreation .....	44
Community Appearance/Beautification .....	47
Maps and Tables	
Demographic Profile .....	51
Zoning Map .....	53
Land Use .....	54
Appendices	
Community Survey Results .....	56
Sites for Infrastructure Improvements .....	58
Troubled Drain Inventory .....	60
Heritage Foundation Concept Plan for Economic Development .....	63

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# TURNER STATION COMMUNITY CONSERVATION PLAN

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*Rowhouses are one of many housing options available in Turner Station.*

## **Introduction/Chronology of Planning Efforts**

The community planning process for Turner Station began in June 2001 after a concerned group of citizens toured the neighborhood with 7<sup>th</sup> District Councilman John Olszewski. As a result, on July 2, 2001, the Baltimore County Council passed a resolution sponsored by Councilman Olszewski calling for the creation of the Turner Station Community Conservation Plan. Upon adoption by the Planning Board and County Council, the plan will be adopted as a part of Master Plan 2010.

The Turner Station community is faced with many unique opportunities and challenges. Much of its charm and appeal can be attributed to the lack of change that has occurred throughout the years. Unlike many older communities, it has not lost its “small-town feel” to major franchise operations or unsightly development. While much of the housing stock and institutional architecture is in need of rehabilitation, it is very much still intact, and has not yet been compromised as a result of development pressures. On the other hand, Turner Station’s fairly remote location has hindered economic development opportunities, and its incredible waterfront has not been given the attention that it deserves. The challenge for this community in the future is to embark on a redevelopment effort that strikes a healthy balance between preserving its unique charm and history, while at the same time maximizing upon its potential as a desirable, waterfront community that is a destination for both old and new residents, businesses and institutions.



*Sollers Point Technical School is a “magnet” high school located at the entrance to the Turner Station community.*

After reviewing preliminary recommendations of this report, members of the Turner Station Community

# TURNER STATION COMMUNITY CONSERVATION PLAN

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Conservation Plan Advisory Committee have come to the conclusion that an overarching visioning process similar to the Dundalk UDAT study is necessary for this community. The Advisory Committee recognizes that the combined impact of a dredge material disposal site at Sollers Point and realization of the “Key Quay” waterfront development proposed in the UDAT Study will have a profound effect on the existing Turner Station community beyond the recommendations highlighted in this report. The idea became more compelling when the Advisory Committee reviewed neighborhood survey results which indicated that 63% of Turner Station residents view their quality of life in the community as either fair or poor. A consensus emerged among committee members that a far more visionary and robust set of redevelopment/revitalization concepts should be developed that will capture and enhance the recommendations of this report and chart a development future for the whole community.

A request was made that Turner Station residents along with the Baltimore County Office of Planning and the Baltimore County Office of Community Conservation embark on a visioning process for Turner Station similar to the Dundalk UDAT study. Development and implementation of the study should occur as soon as the recommendations have been approved as part of the Baltimore County Master Plan 2010. Many of the recommendations contained in this report can be used as building blocks for a much more ambitious long term comprehensive plan for Turner Station. The Turner Station visioning process can engage the energy and imagination of the entire community in developing a plan that is aimed at raising residents’ quality of life and the ultimate sustainability of the Turner Station community. The Advisory Committee strongly urges that efforts to begin the comprehensive plan process begin immediately but such efforts should not derail

## TURNER STATION COMMUNITY CONSERVATION PLAN

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*The nearby community of Dundalk was the recent subject of a UDAT planning process.*

the implementation of recommendations presented in this conservation plan.

In the fall of 2001, the Turner Station Community Conservation Plan Advisory Committee was formed. This committee dedicated the first two meetings to identifying issues and opportunities facing the community. The Advisory Committee then divided into subcommittees charged with addressing those issues of most concern. The subcommittees worked over the next year to formulate meaningful recommendations for those issues that had been identified. During this process, a community survey was also drafted and distributed (see appendix for survey results). The subcommittees studied and developed recommendations for the following:

Community Services and Recreation  
Public Safety and Code Enforcement  
Community Appearance/Beautification  
Housing and Community Development  
Infrastructure  
Natural Environment  
Revitalization and Heritage Preservation



*Civic pride and citizen participation are strong assets for the Turner Station community.*

The Turner Station community has participated in a number of planning efforts over the last twenty years. Previous planning efforts in Turner Station include the “Turner Station Urban Waterfront Planning Program,” drafted and prepared in 1982 as part of a grant administered by the Maryland Department of Natural Resources and the Maryland Department of Planning. The primary purpose of that study was to recommend improvements to the waterfront area, the majority of which involved removal of blighting influences and improved public access to the water. More recently, the greater Dundalk community participated in a visioning process that included representation from the Turner Station community and recommended both